

15.8 Correspondence



LONG BEACH WATER DEPARTMENT

November 28, 2005

Jeff Winklepleck, Zoning Administration Division

Robert Villanueva, P.E., Division Engineer

Location: 777 E. Ocean Blvd.

Project: New 355 Residential Units &
Retail Space

Case No.: 0510-27

Developer: James Anderson

We have reviewed the plans for the subject project and have the following comments:

POTABLE WATER SYSTEM

☒ Existing facilities near the proposed development are located as follows:

<u>Size</u>	<u>Street or Easement</u>	<u>Atlas Map(s)</u>
8"	Bronce Way	J-8
8"	Medio St.	J-8
6"	Broadway Court	J-8
12"	Ocean Blvd.	J-8
20"	Alamitos Ave.	J-8

Please advise the Developer that no new water services or fire hydrants will be allowed of the 20" water main in Alamitos Ave. The existing water in Broadway Court from Bronce Way to Ocean Blvd. shall be relocated at the Developer's expense to clear the development and to maintain the hydraulic grid system. Please call LBWD for details.

RECLAIMED WATER SYSTEM

☒ There are no facilities available to serve this project.

SEWER SYSTEM

☒ Existing facilities near the proposed development are located as follows:

<u>Size</u>	<u>Street or Easement</u>	<u>Atlas Map(s)</u>
8"	Broadway Court	J-8
8"	Ocean Blvd.	J-8
8"	Media St.	J-8
8"	Alamitos Ave.	J-8

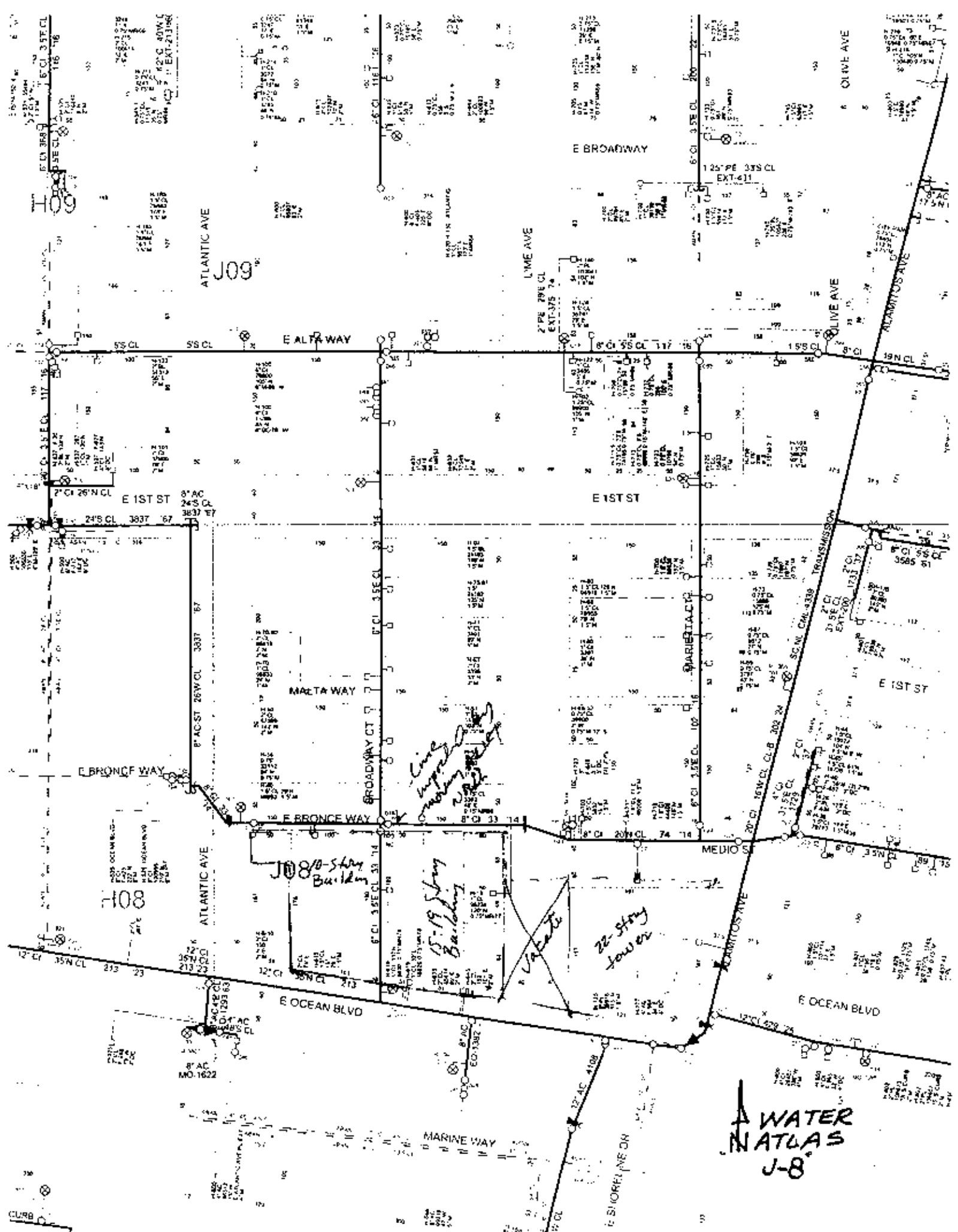
Please advise the Developer that the sewer line in Broadway Court between Ocean Blvd. and Bronce Way shall be abandoned at Bronce Way with a new sewer manhole constructed at the Developer's expense to clear the proposed development. Please call LBWD for details.

WATER CONSERVATION	
<input checked="" type="checkbox"/>	Design Landscape & Irrigation System for moderate to draught tolerant plants. Please contact the LBWD Water Conservation Office at 562-570-2315 for additional information and assistance. You may also visit our web site at www.lbwater.org for more information on conserving water.

Atlas maps of the existing facilities are included for your reference. Please contact Larry Oaks at 562-570-2382 or me at 562-570-2340 if you have any questions.

Att.

cc: Larry Oaks, Engineering Technician II



*Line
improvement
work*

*J08 8-story
Building*

*15-19 story
Building*

Vacate

*22-story
tower*

**WATER
NATLAS
J-8**





LONG BEACH WATER DEPARTMENT
A Class 1 Water Utility

KEVIN L. WATTIER, General Manager

December 19, 2005

Mr. Achilles Malisos
RBF Consulting
14725 Alton Parkway
Irvine, CA 92618-2027

Subject: Shoreline Gateway Project Environmental Impact Report

Dear Mr. Malisos:

This letter is in response to your letter of December 14, 2005, which requested information on services provided by the Long Beach Water Department (LBWD). Your request for information is shown in italic print while LBWD'S answers are shown in non-italic below.

1. *Please indicate the location of facilities which serve the project area vicinity and present available capacity for the affected trunk line and treatment plant.*

We have included a copy of the information submitted to the City Zoning Department's Technical Advisory Committee on November 28, 2005. The material includes our cover letter and part of our atlas maps that show the existing water and sewer lines adjacent to your project. The LBWD does not provide the capacity of any affected LBWD trunk sewer. The Developer's engineer must develop this information. For information on the County Sanitation Districts of Los Angeles County (CSDLAC) trunk sewer, please contact them.

2. *What is the estimated sewage flow for the project based upon information provided?*

The LBWD does not compute the sewage flows for the consultants; however, I have included excerpts of our Comprehensive Sewer System Master Plan that provides the LBWD design requirements that will enable you to compute the sewage flow yourself.

3. *Would implementation of the project present a significant increase in service demand based upon project development?*

Based on the information provide in item 2 above, you should be able to compute the sewage flow to determine the significant increase in sewage flow. As for water flow, normally, fire flows dictate the impact to the water system. I have included an excerpt from our Domestic Water Demand Study. Also included is an excerpt from our Cast Iron Main Capital Improvement Program that has information on fire flows.

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4. *Does the wastewater treatment provider which serves or may serve the project area have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

The LBWD does not have a wastewater Treatment Plant. Please contact the CSDLAC for information.

5. *Is there any other relevant information regarding significant project impacts?*

Your project is proposing the relocation for Bronce Way north of its present location. This will require the relocation of the LBWD's waterline by the Developer. Cost of relocation is at the Developer's expense. Since the buildings will encroach onto the sewer line, this will require the abandonment of the LBWD sewer line south of Bronce Way. The developer must construct a new manhole on the remaining existing sewer and abandon that part under the proposed buildings.

6. *Do you have any assessment fees or other required or recommended mitigation measures for the project?*

We have the following fees that are paid at the LBWD, with the exception of the sewer capacity fees that are paid at City Hall:

- Sewer Capacity Fee which is based on fixture units and paid at City Hall.
- Preparation fees are required to develop an Agreement with LBWD for a new waterline and abandonment of the portion of existing sewer and construction of a new sewer manhole.
- Plan review fees are required for the new waterline and sewer manhole.
- Water service and fire hydrant installation fees are required.
- Sewers permit fees are required.

If you have any additional questions, please do not hesitate to call.

Sincerely,



Robert Villanueva, P.E.
Division Engineer

Att.

cc: Isaac C. Pai, Director of Engineering
Jerry Benton, Capital Projects Coordinator
Larry Oaks, Engineering Technician II



CITY OF LONG BEACH

DEPARTMENT OF FIRE — DAVID W. ELLIS, FIRE CHIEF

925 Harbor Plaza, Suite 100 • Long Beach, CA 90802 • Telephone (562) 570-2500 • FAX (562) 570-2506

December 20, 2005

Attn: Achilles Malisos
RBF Consulting
 14725 Alton Parkway
 Irvine, CA 92618

Post-it* Fax Note	7671	Date	12/20/05	# of pages	2
To	RBF / Achilles Malisos	From	Steve Lewis		
Co./Dept.		Co.	Long Beach Fire		
Phone	949-330-4104	Phone #	562-570-2539		
Fax	949-837-4122	Fax #	562-570-2564		

Subject: Shoreline Gateway Project Environmental Impact Report

Dear Achilles Malisos:

Following are the responses to the Fire Service Questionnaire.

Question #1. Station 1 – 14 personnel, 2 engines, 1 truck, 1 paramedic vehicle, (2 Paramedics, 12 *EMT's) *Emergency Medical Technicians

Station 2 – 6 personnel, 1 engine, 1 paramedic vehicle, (4 EMT's, 2 paramedics)

Station 3 – 4 personnel, 1 engine, (4 EMT's)

Question #2. Station 1 – 2 minutes

Station 2 – 3 minutes

Station 2 – 4 minutes

Question #3. At this time – None

Question #4. N/A

Question #5. We would advise that all parties follow Fire Prevention Bureaus codes and regulations. We would assess the Fire Departments ability to handle the increase occupant load to the downtown area.

Question #6. The ISO rating for the City of Long Beach is a "Class 1" rating. We do not have any ISO rating for a "site". Class 1 pertains to everything within the city boundaries.



CITY OF LONG BEACH

DEPARTMENT OF FIRE — DAVID W. ELLIS, FIRE CHIEF

925 Harbor Plaza, Suite 100 • Long Beach, CA 90802 • Telephone (562) 570-2500 • FAX (562) 570-2506

Question # 7. Obviously anytime you increase the occupants within a given area we need to look at our capability to respond appropriately.

Question # 8. At this point we are not anticipating any new fire stations, although we are continually assessing our response capability in the downtown area with the increase of residential projects.

Sincerely,

Steve Lewis
Deputy Chief of Operations



CITY OF LONG BEACH

Department of Parks, Recreation and Marine

2760 N. Studebaker Road, Long Beach, CA 90815-1697

(562) 570-3100 • FAX (562) 570-3109

www.lbiparks.org

December 28, 2005

Achilles Malisos
RBF Consulting
14725 Alton Parkway,
Irvine, CA 92618-2027

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Subject: Shoreline Gateway Project Environmental Impact Report

Dear Mr. Malisos:

This is in response to your request for information dated December 14, 2005.

Question #1 – Please indicate the location of the facilities which serve the project.

- **Victory Park** is 120 feet from the project site on the south side of Ocean Boulevard. It is 4.43 acres in area, but that is stretched as an 80 feet wide linear park across most of the Downtown area. The block immediate across from the project site is 1.28 acres. Victory Park is categorized as a greenbelt and is completely passive in use.
- **East Village Arts Park** is 1,200 feet (0.23 miles) from the site to the northwest of the site near Broadway and Elm Avenue. It is 0.09 acres in area. It is categorized as a mini-park and is a passive park designed for art displays and neighborhood events.
- **Marina Green** is 870 feet (0.17 mile) from the project site south of Ocean Boulevard and Shoreline Drive. It is 9.39 acres in area and is categorized as a special use park. It was designed as a visual buffer between the downtown and the Long Beach Shoreline Marina parking lot. It is a mounded lawn area with a few trees and no recreational amenities. It has evolved into a site for large outdoor events including Grand Prix bleachers, Boat Show displays and Gay Pride Parade retail vendors.
- **Bixby Park** is 4,704 feet (0.89 miles) from the site to the east. It is a 16.68-acre park categorized as a community park. It contains a community recreation center building, a bandstand, a playground, a basketball court, picnic tables, fountain and open lawn area where informal field sport activity occurs. Approved plans will restore the bandstand to its historic character and construct an amphitheater/skate plaza/picnic area at the base of the ocean bluff.
- **Cesar E. Chavez Park** is 5,575 feet (1.05 miles) from the site to the northwest. It is a 32.43-acre park categorized as a community park (only 9.66 acres is the active park with the remaining areas having restricted public access). It contains a community recreation center, two playgrounds, basketball court, amphitheater, picnic areas and open lawn areas where informal field sport activity occurs.

- **Alamitos Beach** is 900 feet (0.17 miles) from the site to the southeast. This is a 47.42-acre named section of the 258.37-acre ocean front beach. The ocean front beaches are categorized as a regional park and contain a paved bicycle path, paved parking and a concession stand/restroom.

Question # 2 – What are the generation factors of the proposed land use?

The City of Long Beach goal is to provide 8 acres of recreational open space per 1,000 residents. That converts to 348.5 square feet per resident. Recreational open space is defined to include parks, golf courses, nature reserves, beaches, and recreational water areas (Alamitos Bay and the water inside the Long Beach Shoreline Marina).

The 2000 Census indicates that the average multi-family residential unit contained 2.49 residents. With the proposed development of 365 units, that will likely result in 909 additional residents. Netting out the residents removed that will be 752 net additional residents. The City's goal would then be to provide 262,072 square feet (6.01-acres) of additional recreational open space for those residents.

The City of Long Beach Department of Parks, Recreation and Marine also have the following additional standards for facilities in parks:

<u>Facility</u>	<u>Population Served</u>	<u>Service Area</u>	<u>Shortage*</u>
Playground	5,000	¼ mile	25
Swimming Pool	50,000	1 mile	6
Tennis Court	7,500	½ mile	5
Basketball Court	2,000	¼ mile	29
Football/Soccer Field	5,000	1 mile	55
Baseball/Softball	5,000	1 mile	32
Community Center	1 sq. ft./resident	1 mile	330,936 sq. ft.

* Based on 2005 population estimates of the California Department of Finance. All other figures are from the 2000 Federal Census

Question #3 – Do you anticipate impacts to park and recreational facilities?

Yes. Bixby Park is the nearest site that functions as a neighborhood park with a playground. Given that it is drawing residents for this function from almost 4 times the service radius standard of 1/4th mile, it is severely overcrowded. The overcrowding is also seen in the total population served by the park, 63,359 persons (second highest of any park in the City) or in the population served by acre of the park, 4,499 (also the second highest in the City). The 4,499 persons compares to the City goal of not more than 125 persons per acre of recreational open space.

Thus, many of the recreational needs of the new residents in the proposed project will most conveniently be served in a heavily impacted park. The second option, Cesar E.

Chavez Park is only slightly less impacted, serving 3,421 person per acre of the active park.

Question # 4 -- Please indicate if there will be any required fees to help mitigate potential impacts to park and recreation facilities.

The City adopted a Park Impact Fee in January of 1989. The fee is \$2,070 per multi-family residential unit. It is collected at occupancy of rental units or at sale of condominium units. The fee was based on providing park facilities equal to those then existing in the City in 1989, 2.7 acres per 1,000 residents, and assumed that half of the land area could be acquired at no cost due to joint use with the Long Beach Unified School District. The fee has not been adjusted for inflation since 1989 and has the purchasing power less than one-half of the level originally intended.

Question #5 -- Will park dedication be required as part of this project to mitigate potential impacts?

No.

Question #6 -- Do you have any required or recommended mitigation measures for significant impacts.

Adjust the Park Impact Fee for inflation to \$3,680 per unit.

Question #7 -- Is there any other relevant information regarding potential impacts of the project?

Within the last year the Redevelopment Agency has realized the importance of adequate parks and park facilities to the removal of blight. Some funding has been provided from Tax Increments and Tax Increment Bonds to finance parkland acquisition and development. It is anticipated that more of such support will be provided in the future. As this project is within a redevelopment project area and contributes to the tax increment for that project area, future Redevelopment Agency contributions to parks and park facilities should be considered indirect mitigation. Unfortunately, no future park sites have been identified within the neighborhood park service radius of this site.

Question #8 -- Do you anticipate that the project implementation would result in the need for physical additions to your agency (i.e., construction of new park and recreation facilities).

Yes. The 752 additional residents brought to the City of Long Beach by the proposed project would need 6.01 acres of additional park space, 0.15 of an additional

playground, 0.015 of an additional swimming pool, 0.37 of an additional basketball court, 0.1 of an additional tennis court, of an 0.15 additional football/soccer field, 0.15 of and additional baseball/softball field, and an additional 752 square feet of community recreation center building.

I hope this provides the information that you need. If you have additional questions of follow-up clarifications please call me at (562) 570-3170 or e-mail at Dennis_Eschen@longbeach.gov.

Sincerely



Dennis Eschen

Manager of Planning and Development

C: Phil T. Hester, Director of Parks, Recreation and Marine
Angela Reynolds, Community and Environmental Planning Officer
Anna Mendiola, Park Development Officer
Geoffrey Hall, Special Projects Officer
Sharon Gates, Administrative Analyst

January 5, 2006

RBF Consulting
14725 Alton Parkway
Irvine, CA 92618-2027

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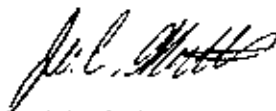
Subject: Shoreline Gateway Project

Following are responses to your Electric Service Questionnaire you sent regarding the Shoreline Gateway Project:

1. Southern California Edison maintains various facilities within the project boundaries. To order maps of the Edison facilities in the area, please see attached letter.
2. Edison maintains a high voltage system (12,000 volts) and various low voltage systems in the project area.
3. Please see the attached "Project Information Sheet" and Information Request Form".
4. Please see attached "Will Serve" letter.
5. This project will impact Edison's facilities. Without detailed plans, the extent of this impact is unknown.
6. Possibly.
7. Submit items from #3.
8. A project of this magnitude will require much advanced planning on Edison's part. Please submit your plans with enough lead time for us to meet your timeframe.

If you have any questions please call me at 562-981-8236.

Sincerely,



Jim Matthei
Service Planner
Long Beach Service Center

RBF Consulting
14725 Alton Parkway
Irvine, CA 92618-2027

Subject: Shoreline Gateway Project

Dear Mr. Malisos:

My name is Jim Matthei and I will be the Service Planner for your project. My job is to coordinate the design and installation of the electrical system to serve your new project. I am committed to completing your project in a timely and economical manner, and to meet your design and construction time frames. I intend to communicate with you on a regular basis. If you need to contact me for any reason you may do so via any of the following methods:

Office:	562-981-8236	Pager:	800-473-6383
Cellular:	562-716-8059	E-mail:	James.Matthei@sce.com

I have indicated below the plans and information necessary to proceed with the electrical design for your project. Please provide me with the following information at your earliest convenience:

Item	Qty	Needed Plans	Item	Qty	Needed Information
X	1	Attached Customer/Project Information Sheet		1	Assessor Parcel Map
X	2	Site/Plot (scaled if available)		1	Copy of Grant Deed
X	2	Street Improvement		2	Recorded Tract Maps (all pages)
	1	Grading & Elevation		1	Attached Design Option Letter (Signed)
	1	Sewer & Storm Drain		1	Attached Installation Option Letters (Signed)
X	1	Load Schedules and Panel Drawings		1	Attached Street Light Authorization Letter (Signed)
	1	Landscape, Sprinkler, Pedestal Locations	X	1	Address Sequence List
	1	Street Light Plan		1	Digital File (If Available)

Once I receive this information I will provide you with a schedule for completion of the electrical design and installation of your project.

I would like to thank you for allowing Southern California Edison Company to assist you with your electrical needs.

Sincerely,



Jim Matthei
Service Planner
Long Beach Service Center

January 5, 2006

RBF Consulting
14725 Alton Parkway
Irvine, CA 92618-2027

SUBJECT: Shoreline Gateway Project

Dear Mr. Malisos:

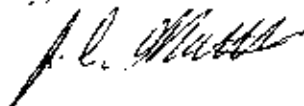
This is to advise that the subject property is located within the service territory of the Southern California Edison Company (SCE) and that the electrical loads of the project are within parameters of projected load growth which SCE is planning to meet in this area.

Our total system demand is expected to continue to increase annually; however, excluding any unforeseen problems, our plans for new distribution resources indicate that our ability to serve all customers' loads in accordance with our rules and tariffs will be adequate during the decade of the 2000's.

Current conservation efforts on the part of SCE customers have resulted in energy savings. Optimization of conservation measures in this project will contribute to the overall energy savings goal.

If you have any additional questions, please feel free to call me at 562-981-8236.

Sincerely,



Jim Matthei
Service Planner
Long Beach Service Center



October 11, 2005

Attn: Facilities Inventory Map Information Clients

**SUBJECT: Requests for Southern California Edison
Facilities Inventory Map (FIM) Information**

Effective October 11, 2005, Kimberlie Gurule will assume the duties of primary SCE contact for requests of copies of SCE Facilities Inventory Maps. As a reminder, the process for obtaining copies of SCE facilities maps is included, please read carefully and save for future reference.

Requests may be submitted by U.S. mail or FAX (no phone requests please):

Southern California Edison
Attn: Facilities Mapping, Bldg D
P.O. Box 11982
Santa Ana, CA 92711-1982
FAX (714) 796-9999

To keep charges to a minimum, it is recommended that requests be precise about the area to be researched as well as whether overhead and/or underground FIMs are desired. Map requests should define the project route or site boundaries using Thomas Brothers Map page and grid numbers or vicinity maps.

Hard copies of FIMs will be provided at a cost of \$13.55 per map. Upon completion of the facilities research, copies of the existing facilities maps will be sent to the requester via U.S. Mail, United Parcel Service or FedEx (if requester provides an account number for courier service), or can be picked up at SCE's Santa Ana office with prior arrangements. An invoice for the cost of providing all maps and services will be sent to the requester along with the maps. Please be sure to use the address shown on the invoice to insure proper credit to your account and avoid delaying future map requests. *Delinquent payments will result in future map requests being delayed.*

Please allow ten (10) working days from the receipt of the request by Facilities Mapping for standard processing. For non-standard or rush requests, handling fees of \$65.50 per hour, in ¼ hour increments, will be added to the cost. *If the requester chooses not to accept the FIM copies after SCE has completed the requested work, the client will be charged the hourly rate for time spent.*

If you have any questions, please contact the undersigned at (714) 796-9932

Sincerely,

Kim Gurule
Program Analyst
Facilities Mapping, Power Delivery Department

P.O. Box 11982
Santa Ana, CA 92711-1982



LONG BEACH WATER DEPARTMENT
A Class 1 Water Utility

KEVIN L. WATTIER, General Manager

January 20, 2006

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RBF CONSULTING

Mr. Achilles Malisos
Environmental Planner
RBF Consulting
P.O. Box 57057
Irvine, CA 92619-7057

Subject: Shoreline Gateway Project Environmental Impact Report

Dear Mr. Malisos:

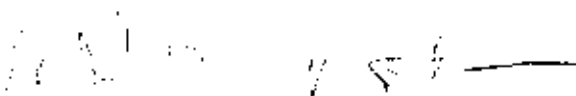
Thank you for your letter addressed to me, concerning the above project, a letter dated December 14, 2005. In your letter you list a number of questions. The numbers associated with these responses correspond to the questions raised in your letter.

1. I cannot answer your question "what is the current and projected water capacity of the District" because it is too vague. You will need to be more specific. Annual use of water changes from year-to-year but hovers around 70,000 af of potable water. Average daily flow is about 96 cfs. Since January 2000, peak demand was 87.21 MG.
2. Being unfamiliar with the details of your project, I cannot project water demand for it; that is something you will have to do.
3. Your office had previously received this information from the Long Beach Water Department.
4. The rate of groundwater extraction changes from year-to-year, but had been about 24,000 af per year in the recent past. To receive information on existing groundwater quality, please read our Consumer Confidence Report, a copy of which can be found on our web site (www.lbwater.org) or can be picked up from our office (please call ahead to make sure a copy will be available – 562/570-2300). The project is unlikely to have an impact on water quality.
5. Your office had previously received this information from the Long Beach Water Department.

6. You office had previously received this information from the Long Beach Water Department.
7. If you are requesting an official SB610 Water Supply Assessment, that request must be made by the lead agency, which in this case is probably the City of Long Beach. Please refer to the California Department of Water Resources *Guidebook for Implementation of Senate Bill 610 and Senate Bill 221 of 2001* for detailed information.
8. The answer to this would be incorporated into an SB610 Water Supply Assessment, if one were conducted.
9. This question is too vague to answer.

I hope this information is helpful.

Sincerely,


Matthew P. Lyons
Manager of Planning and Conservation